

098.0

0006

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,171,700 / 1,171,700
USE VALUE: 1,171,700 / 1,171,700
ASSESSED: 1,171,700 / 1,171,700
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		MORNINGSIDE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SILVA LILIANA	
Owner 2: MC ELHOE GLENN	
Owner 3:	

Street 1: 2 MORNINGSIDE DR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: SICOT BERTRAND -
Owner 2: -
Street 1: 2 MORNINGSIDE DR
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains .273 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 2864 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R0	LARGE LOT	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo					
s		Street					
t		Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11912	Sq. Ft.	Site			0	70.	0.65	4									544,156						544,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11912.000	627,500		544,200	1,171,700		64012
							GIS Ref
							GIS Ref
							Insp Date
							06/09/09

PREVIOUS ASSESSMENT								Parcel ID	098.0-0006-0002.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	627,500	0	11,912.	544,200	1,171,700		Year end	12/23/2021
2021	101	FV	605,000	0	11,912.	544,200	1,149,200		Year End Roll	12/10/2020
2020	101	FV	605,000	0	11,912.	544,200	1,149,200		Year End Roll	12/18/2019
2019	101	FV	466,100	0	11,912.	544,200	1,010,300		Year End Roll	1/3/2019
2018	101	FV	466,100	0	11,912.	466,400	932,500		Year End Roll	12/20/2017
2017	101	FV	466,100	0	11,912.	435,300	901,400		Year End Roll	1/3/2017
2016	101	FV	466,100	0	11,912.	373,100	839,200		Year End	1/4/2016
2015	101	FV	456,300	0	11,912.	334,300	790,600		Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
SICOT BERTRAND	1342-134		8/16/2007		750,000	No	No				
HYNES JOHN N/ET	1286-51		6/21/2004		705,000	No	No				
	1146-16		9/12/1995		298,000	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
3/13/2015	240	Manual	1,500					Rework existing su	5/21/2015	Permit Insp	PC	PHIL C												
2/25/2015	179	Renovate	156,000					Renovate kitchen a	2/6/2014	Info Fm Prmt	EMK	Ellen K												
12/6/2013	1783	Solar Pa	17,472	C					6/12/2012	Info Fm Prmt	BR	B Rossignol												
1/20/2012	73	Redo Bat	16,200						6/9/2009	Measured	189	PATRIOT												
									12/3/2008	MLS	MM	Mary M												
									9/21/2005	MLS	BR	B Rossignol												
									9/25/2004	MLS	MM	Mary M												
									10/19/1999	Meas/Inspect	264	PATRIOT												
									8/28/1991		JK													
									Sign:	VERIFICATION OF VISIT NOT DATA												/	/	/

